



Off. Add: Shop No. 2, Ground Floor, Badrichampa Apartment, 132 A, Nana Peth, Pune - 411002.

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To,
Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Title Opinion with respect to property bearing Survey No. 76/1/B/Plot/number/39 area admeasuring 3781.25 Sq. mtrs, 76/1/B/Plot/39/C/Open Space area admeasuring 548.70 Sq. Mtrs, 76/1/B/Plot/39/A/Internal Road area admeasuring 332.95 Sq. Mtrs, 76/1/B/Plot/39B/Amenity Space area admeasuring 823.20 Sq. Mtrs, totally admeasuring **5486.10 Sq. Mtrs** situated at Village Bavdhan Budruk, Tal. Mulshi, Dist Pune. (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of THE EXCELLAA and following documents i.e.:-

- 1) Description of the property.
- 2) The documents of allotment of plot.
- 3) 7/12 extract issued by Local Talathi office Pune dated.03/08/2022, Mutation Entry No . 6888.
- 4) Search report for 30 years from 1992 till 2022

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of owner i.e. THE EXCELLAA is clear, marketable and without any encumbrances.

Owner/s of the land :- THE EXCELLAA through its Partner 1) Mr. Kishore B. Jain, 2) Mr. Nilesh S. Agarwal

The report reflecting the flow of the title of the owner on the said land is enclosed herewith as annexure.

Pune
Date: 03/09/2022

Encl: Annexure.

Advocate

SHEETAL K. CHARKHA(BHATTAD)

ADV. SHEETAL K. CHARKHA
B.A.,LL.B.
(BHATTAD)
Add: 132A, Badri-Champa Apt.,
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SHEETAL K. CHARKHA (Bhattad)
B.A.L.L.B
ADVOCATE



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FLOW OF THE TITLE OF THE SAID LAND

1. 7/12 Extract as on date of application for registration
2. Mutation Entry No.6888.
3. Search Report for 30 years from 1992 to 2022 taken from Sub Registrar Office Haveli No. 11, Pune.
4. Any other relevant Title - No
5. Litigation if Any - Not Applicable



Date 03/09/2022

Advocate

SHEETAL K. CHARKHA(BHATTAD)

ADV. SHEETAL K. CHARKHA
B.A.,LL.B. (BHATTAD)

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